

WASHINGTON COUNTY COUNCIL OF GOVERNMENTS

P . O . B O X 6 3 1 , C A L A I S M E 0 4 6 1 9
(2 0 7) 4 5 4 - 0 4 6 5

Helping Washington County
Communities Plan for Tomorrow

Judy East, AICP
Executive Director

December 18, 2015

R01-16-A-041

USEPA Brownfields Assessment Program
Submitted via Grants.gov

Dear Grant Selection Committee:

We are pleased to present our application for Community Wide Brownfields Funding for both Hazardous Substance Assessment and Petroleum Assessment for Washington County, Maine. The Washington County Council of Governments (WCCOG) received community-wide hazardous substances and petroleum assessment grants in 2009, 2012 and 2014. To date, this program has successfully completed 29 Phase I and 19 Phase II assessments that have led to 17 redevelopment projects in the targeted communities. As a result of the intensive investment of Brownfields funds in several communities, all available funds from the 2014 grant are now committed.

We therefore seek additional Brownfields funding to maintain the current momentum of our program. There are several large and small projects awaiting Phase II Assessment, redevelopment planning and entry into the program.

Washington County is one of the most depressed counties in New England due to its distance from other sections of the State and its reliance on a seasonal economy (blueberries, wreaths and Christmas trees, fishing and clamming, wood harvesting, etc.). The majority of our Brownfields sites are located within or near town centers. This Brownfields Assessment grant is integral to the revitalization of the blighted conditions in our target areas and to reverse the economic depression that has plagued Washington County. Now in its 8th year, the Brownfields program is widely known in Washington County as a powerful catalytic trigger that can spur economic renewal amid socio-economic challenges that persist.

The Washington County Council of Governments (WCCOG) is a municipal membership organization that provides local and regional land use planning and technical assistance to its member communities in rural Downeast Maine. There are 47 communities in Washington County, none of whom have professional planning staff. The WCCOG combines resources to meet challenges that may exceed the capacity of municipal government; facilitates communication and coordination among governments and agencies; and identifies opportunities that bring critical resources into the county.

Our Brownfields inventory has identified over 130 potential sites on over 200 acres of land. We seek to focus our program going forward in and near village centers, in our working waterfronts, and along the newly designated Bold Coast Scenic Byway. There are 4 areas of concentration: the city of Calais (the largest service center) and the town of Baileyville (the largest industrial employment center), two communities currently working on joint economic development initiatives; the town of Lubec and its waterfront renowned for commercial fishing and tourism; the city of Eastport and their neighbor the Passamaquoddy Tribal Community at Pleasant Point; and the 125 mile long Bold Coast Scenic Byway.

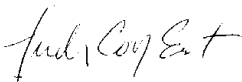
Washington County Council of Governments (WCCOG) Brownfields Assessment Program

Other required information follows:

- a. Applicant Identification: Washington County Council of Governments, PO Box 631, Calais, ME 04619
- b. Applicant DUNS number: 781132204
- c. Funding Requested:
 - i. Grant Type: Assessment
 - ii. Federal Funds Requested: \$400,000
 - iii. Contamination: Both: \$200,000 Hazardous Substance Assessment
\$200,000 Petroleum Assessment
 - iv. Community Wide
- d. Location: Washington County, Maine.
- e. Site Specific Property Name: NA
- f. Contacts: *Project Director*: Judy East, Executive Director, Washington County Council of Governments, PO Box 631, Calais, ME 04619; 207-454-0465 (phone); jceast@wccog.net
Executive Director: Judy East, Executive Director, Washington County Council of Governments, PO Box 631, Calais, ME 04619; 207-454-0465 (phone); jceast@wccog.net
- g. Date Submitted: December 18, 2015
- h. Project Period: Three years
- i. Population Served: 32,856 within Washington County (2010 US Census)
7,334 within the four target municipalities
- j. Other Factors Checklist: The checklist is attached to this cover letter.

Thank you for considering our Brownfields Assessment grant application.

Sincerely,



Judy East
Executive Director

cc: Frank Gardner, EPA Region 1 Brownfields Contact
Nick Hodgkins, Maine Department of Environmental Protection

Washington County Council of Governments (WCCOG) Brownfields Assessment Program

Regional Priorities From/Other Factors Checklist

Name of Applicant: Washington County Council of Governments

Regional Priorities Other Factor:

We have indicated below the EPA Region 1 priority and the page numbers for where the information can be found within our 15-page narrative.

Applicable Regional Priority: Assistance to Communities that have limited In-House Capacity to Manage Brownfields Projects. Reference with Page Numbers:

Page 1 - Paragraph 1; Page 2 - Paragraph 2 after table; Page 3 - Paragraphs 1& 2; Page 5 – Paragraph 1; Page 6 – Paragraph 1; Page 7 - 1st paragraph after table;

Assessment Other Factors Checklist

We have identified (with an *X*) the items below that apply to our community. We have included the page number and paragraph where each applicable factor is discussed in our proposal.

	Other Factor	Page #
x	Community population is 10,000 or less	2 (table)
x	Applicant is, or will assist, a Federally recognized Indian tribe or United States territory.	3 (¶2) 12 (¶2)
x	Targeted brownfield sites are impacted by mine-scarred land	2 (last ¶) 3 (¶1)
x	Project is primarily focusing on Phase II assessments	6 (¶2) 9 (¶3)
x	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	10 (¶s 3,4,5,6) 11(¶1)
x	Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax	5 (¶4)
	Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	
X	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, <u>applicant must attach documentation</u> which demonstrates this connection to a HUD-DOT-EPA PSC grant.	1 (¶4) 10 (¶1) 11 (¶4) 12 (¶3)
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	

Ranking Criteria for Assessment Grants

1. Community Need

1. a. (i) Target Community Description - Washington County is one of sixteen counties in Maine located in the most easterly section of the state. It borders the Canadian province of New Brunswick to the east; Aroostook, Penobscot and Hancock counties to the north and west; and the Gulf of Maine to the south. The County covers 2,628 square miles and has a population of 32,856 (2010 US Census), down by over 1,000 since the 2000 US Census. There are 47 communities in Washington County all of whom are or will be eligible for assistance from the WCCOG with funds sought through this request. There are no municipalities in the county with professional planning staff.

Washington County has a proud industrial heritage of manufacturing including canneries, lumber mills, shipbuilding, and mining dating back to the mid-1800s. Much of this activity occurred on the waterfronts of the county's coastal towns where well-protected ports provided hubs for shipping and fishing operations. At its peak during World War II, Washington County was home to 56 canneries and annual production of around 2 million cases of sardines.¹ Following the war, production dropped precipitously, and by the mid-1980s declining fish stocks and overseas competition resulted in closure of all but a handful of small canneries and the loss of over 3,000 jobs.²

With the loss of the county's economic backbone, failure of local businesses followed including gas stations, machine shops, dry cleaners, and boat yards among many others. Many of these businesses remain closed today, and property abandonment or neglect has resulted in the proliferation of Brownfields sites marred by blight and unknown environmental conditions. Most Brownfields sites are located within or near town centers where members of our community live, work and recreate. Many within our community are especially vulnerable to environmental pollution associated with Brownfields sites, including the elderly, pregnant women, and children.

The regional Brownfields Assessment program in Washington County has been funded by three consecutive USEPA Assessment grants in 2009, 2012 and 2014 (each \$400,000 for both hazardous materials and petroleum assessments). Assessment funds have received leverage from statewide and regional cleanup funds, a 2010 HUD Partnership for Sustainable Communities Regional Planning Grant, Community Development Block Grant funding, and Land for Maine's Future grants. After initial skepticism, common in rural Maine, several successful redevelopment projects have demonstrated the power of site assessment to release properties from the uncertainty of environmental contamination, legal liability, and financial unknowns. As discussed in section 1.A.(iii) of this application, we are excited to focus future Brownfields assessment services on the primary service centers of Calais, Eastport, Lubec, and Baileyville, as well as the Bold Coast Scenic Byway and working waterfronts in our coastal villages.

1. a. (ii) Demographic Information - As summarized in the table below, Washington County and our target communities have substantially higher poverty and unemployment than the rest of Maine and the United States. The median household income of our target communities is far below state and national averages. Our target communities and region also experienced an out-migration of population over the last decade. A high percentage of elderly persons combined with population loss challenge our ability to maintain an adequate work force to fuel the economy. The economic data describe a depressed county

¹ Portland Sunday Telegram, "What Price Sardines," April 14, 1951.

² New York Times, "Last Sardine Plant in America Closes Thursday," April 15, 2010.

Washington County Council of Governments (WCCOG) Brownfields Assessment Program

economy and underscore how important it is to identify, assess, clean up, and redevelop the many Brownfields sites that plague our cities and towns.

Demographic	Target Community Population (2000-2010 migration rate)		Washington County	Maine	U.S.
Population:	Calais	3,123 (-9.4%)	32,856	1,328,361	308,745,538
	Lubec	1,359 (-6.9%)			
	Eastport	1,331 (-18.8%)			
	Baileyville	1,521 (-10.8%)			
Unemployment:	Calais	8.8%	8.4%	5.7%	5.7%
	Lubec	9.8%			
	Eastport	9.5%			
	Baileyville	8.4%			
Poverty Rate:	Calais	18.6%	19%	13.9%	15.6%
	Lubec	18.2%			
	Eastport	19.2%			
	Baileyville	Not Available			
Percent Minority:	Calais	4.5	7.9	3.3	27.6
	Lubec	2.3			
	Eastport	8.0			
	Baileyville	1.9			
Median Household Income	Calais	\$33,448	\$44,731	\$48,804	\$53,482
	Lubec	\$32,273			
	Eastport	\$33,245			
	Baileyville	Not Available			
1) Population and minority data compiled from 2010 Census Data 2) Unemployment based on 2014 Annual Unemployment Rates for Maine Cities and Towns, Maine Center for Workforce Research and Information, Maine Department of Labor. 3) Poverty rates and median household income based on U.S. Census 2010-2014 American Community Survey.					

1. a. (iii) Description of Brownfields - The WCCOG Brownfields Assessment program is in its seventh year. Our regional advisory committee, community outreach network, staff and contractors have identified over 130 potential Brownfields sites within Washington County that occupy over 200 acres. We have site-specific details for 58 properties in our countywide Geographic Information System (GIS). The majority of sites are located in or near village centers and along the waterfront. Environmental hazards include both petroleum products and hazardous substances, and pose a risk to residents and the environment as buildings decay and contaminants are released to soil, groundwater and surface water. The four target areas for our Brownfields program include:

Calais/Baileyville – The Calais/Baileyville hub was formerly a large shipbuilding and lumber-milling center. In the mid-1800s, Calais was a thriving community with a population rising to the all-time high of 7,200 in 1900. As the transportation of goods switched from sail to rail and then to trucks, economic activity and population declined drastically. Ten identified Brownfields sites within Calais and Baileyville include a blueberry trucking depot, a coal gasification facility, granite works, former rail yard, three gasoline service stations and three automobile repair facilities. The majority of these sites lie along or near the St. Croix River where the St. Croix and a portion of the Penobscot Railroad is now a recreational trail. Calais and Baileyville share one part time economic development staff.

Lubec – The Town of Lubec, settled circa 1775, has a rich history of shipbuilding, sardine canning, fishing and mining along its 95-mile shoreline. By the early 1900s, the population swelled with the development of 74 herring smokehouses and 28 sardine canneries that lined the shorefront. In the

Washington County Council of Governments (WCCOG) Brownfields Assessment Program

wake of World War II, demand for sardines declined, and by 1976 only two sardine factories and one smokehouse remained. The last of Lubec's factories closed its doors in 2001. The legacy of Lubec's lost industry and commerce is over a dozen Brownfields sites that continue to decay and blight the community. Examples include the Lubec Lead Mines, Columbian cannery, Peacock smoke house, Dolphin's garage, and Connor's Brothers. Lubec has no planning/economic development staff.

Eastport/Tribal Land – The City of Eastport occupies an island of about 10 square miles and adjoins the 320-acre Passamaquoddy Tribal Reservation at Pleasant Point. Eastport has a long history of industrial development being virtually surrounded by a deep-water port. By the late 1800s, Eastport became the largest producer of sardines in the United States. Sardine production peaked in 1904, but by 1960 only 2 of 18 canneries remained due to overseas competition; the last cannery closed in 1983. Eastport and adjacent tribal land have numerous Brownfields sites including three canneries, a textile mill, a dry cleaner, a pearl essence manufacturing plant, and two boat yards. Eastport has no planning/economic development staff.

The Bold Coast Scenic Byway – The 125-mile long Bold Coast Scenic Byway extends from the coastal fishing community of Milbridge eastward along the coast to Lubec, and then traverses Passamaquoddy tribal land along Cobscook Bay to Eastport. The byway is both a vital recreational and commercial connector between several of the county's coastal fishing villages, and serves thousands of commuters and tourists each year. Despite its natural beauty, the byway is dotted with numerous Brownfields sites as once thriving businesses have closed in the wake of the region's shuttered industry. Among the sites are Schoppee's garage, Maine Wild Blueberry freight depot, the Gardner repair shop and Machias Laundry and Cleaners. Several Brownfields sites lie within the watershed of the Machias and East Machias Rivers, two of only eight rivers in Maine that provide habitat for wild Atlantic Salmon, a federally-listed endangered species.

1. a. (iv) Cumulative Environmental Issues - Washington County's coastal cities and towns hosted a heavy concentration of shipyards, canneries, fuel transport and other business along the waterfront. Over a century of industrial emissions and discharges produced residual impacts to the land, groundwater, and marine environment. When combined with over 250 spills of oil and hazardous substances reported by Maine DEP for Coastal Washington County since 1984, the cumulative environmental impacts are substantial.³ These issues are made worse with climate change and associated sea level rise, where shorefront factories, like the Columbian cannery in Lubec, become inundated and contaminants are released to the marine environment. As reported in the Gulf of Maine Times (8/29/13), climate change is also adversely impacting the region's fisheries through warming of Gulf of Maine waters.

As reported by the Northeast Regional Office of the National Oceanic and Atmospheric Administration (NOAA) on Eastport's Passamaquoddy Bay, "Although many of the old polluting factories and shipyards have disappeared... much residual pollution still remains in the river bottom and estuary sediment making it difficult for life to flourish again. Some sections of the river and estuary bottom still remain anoxic, toxic and barren."⁴ Pollution has also closed or restricted shellfish harvesting throughout the county due to elevated levels of bacteria.⁵ Brownfields sites and associated pollutants place additional strain on marine ecology, and slow resource recovery.

³ Maine DEP "Spill Report Master List," www.maine.gov/dep/maps-data/documents/spills.pdf

⁴ NOAA Northeast Regional Office, "Passamaquoddy Bay Fact Sheet," <http://www.nero.noaa.gov>

⁵ Maine Department of Marine Resources, Maine Bacterial Closures: Shellfish Pollution Area Inventory, November 9, 2013: http://www.maine.gov/dmr/rm/public_health/closures/closedarea.htm

Washington County Council of Governments (WCCOG) Brownfields Assessment Program

In 2013, *MaineHealth* published a report that ranked Washington County 14th of 16 counties in Maine for a number of “Physical Environment” rankings. These rankings reflect cumulative environmental impact for many communities in the county.⁶ For example, the county scored high for threats to drinking water, air pollution and limited access to healthy foods. These data raise concern over the high reliance on groundwater for drinking water, and risks posed by industrial waste and water pollution; local and regional transport of industrial air pollutants; and limited year-round availability of fresh fruits and vegetables given more the remote, rural setting of towns in the county.

1. b. Impacts on Targeted Community

Health: The numerous Brownfields sites in Washington County threaten the health of our communities with releases of both petroleum products and hazardous substances. For example, abandoned gasoline stations can impact air, soil, surface water and groundwater quality by the release of gasoline, cleaning solvents and heavy metals associated with auto repair. Decaying canneries and other buildings can contaminate the environment through the release of lead-based paint, asbestos, and polychlorinated biphenols (PCBs) in building materials and electrical equipment. Many Brownfields sites are located near residential, agricultural and recreational areas where pathways for exposure include drinking water wells, breathing of airborne contaminants and consumption of contaminated fish, shellfish and produce. The Columbian cannery in Lubec is a prime example where this dilapidated factory is located within 500 feet of a middle school, an elderly housing complex, and several single-family residences.

The environmental impacts of Brownfields sites are compounded by the day-to-day health struggles of our communities. Maine county health rankings published by the Robert Wood Johnson Foundation in 2015 ranked Washington County last of 16 counties for health, clinical care and socio-economic factors. According to 2010 statistics maintained by the Maine Center for Disease Control and Prevention, Washington County has the highest incidence of cancer, cardiovascular disease and high blood pressure in the State. In the last 10 years, overall cancer death rates have increased contrary to a declining statewide trend. Asthma-related emergency room visits are the highest in Maine and also increasing.

Welfare: Many of the Brownfields sites identified in Washington County are located in village centers and in poorer neighborhoods, where blight contributes to hopelessness and despair. Blighted neighborhoods are also assaulted by interrelated vandalism, drug use, and home invasion. According to the Bangor Daily News, drug abuse in Washington County is among the highest in the state due to poverty and the proliferation of prescription drugs.⁷ Graffiti, clothing and trash observed within several of the county’s abandoned buildings suggest Brownfields sites are ripe for drug dealing, trespassing and vagrancy. The risk of injury is also high as dilapidated factories, abandoned mines and metal scrap piles threaten vandals with falling debris, sharp objects and open holes. Examples include the Lubec Lead Mine where steep, water-filled mine shafts are obscured by overgrown brush; and the Columbian Factory whose concrete floors and roof have partially collapsed.

Impacts of Brownfields sites ripple throughout communities strained to fight crime, attract development, and cleanup environmental threats. For example, in 2012, the town of Lubec was left without law enforcement when the county sheriff’s department ended service due to a manpower shortage. A proposed boat manufacturer in Eastport pulled the plug on a manufacturing facility in 2011 due to concerns over environmental pollution at the former pearl essence plant and dump site. Scores of acres associated with historic lead mining remain undeveloped due to lack of resources to assess and cleanup

⁶ Mainehealth, “2013 Community Health Rankings – Summary for Washington County,” 2013.

⁷ Bangor Daily News, “Drugs Weigh Heavily on Maine’s Poorest Area, Washington County, August 20, 2010.

Washington County Council of Governments (WCCOG) Brownfields Assessment Program

lead contamination. Our communities are particularly challenged to address Brownfields concerns given the lack of planning and economic development staff countywide.

Threats to Sensitive Populations: The numerous Brownfields sites in Washington County have adversely impacted the health of our target communities that include sensitive populations. The most recent health profile published by the Maine Centers for Disease Control (2008), indicates Washington County had:

- The highest percentage of people aged 65 and older and the highest median age in the state.
- The highest proportion of racial minorities, including 3,464 Passamaquoddy tribe members.
- Several thousand migrant workers.
- The highest proportion of children and adults with disabilities in the state.
- Percentage of veterans among the highest in the state.
- Percentage of adults with little exercise among highest in the state.

These populations are particularly sensitive to environmental pollutants given the likelihood they do not receive adequate health care and are subjected to high stress in their day-to-day lives. The elderly may also have compromised immune systems leading to disease and prolonged recovery.

Disproportionate Impacts: Washington County is disproportionately impacted by Brownfields and associated contamination given its natural resource-based economy (blueberries, cranberries, fish, etc.) and reliance on groundwater for the water supply of 95 percent of the County's population. Contaminants may impact the ability to produce these resources, pollute the food chain, and impact health directly if contaminated crops, seafood or groundwater are consumed. The poor health of many in the community, combined with a lack of proper health care further compounds the disproportionate impacts contaminants in Washington County.

1. c. (i) Financial Need: Economic Conditions - Washington County is one of the most depressed counties in New England and is heavily dependent on a seasonal economy for employment (e.g., blueberries, wreaths, Christmas trees, fishing, clamming, and wood harvesting). The symptoms include closing of industries, vacant stores, and hundreds of job losses. In 2003, Louisiana-Pacific closed its oriented strandboard plant in Baileyville dismissing 100 employees. Between 2010 and 2015, Calais saw nine store closings in its struggling downtown. In December 2013, the Marine Fisheries Commission closed the gulf of Maine 2014 shrimp-fishing season, with devastating impacts on fishermen in Washington County; the fishery remains closed. In the fall of 2015, one of Eastport's last manufacturers, Tex-Shield, closed its doors, laying off 30; this was the third textile-related closure since 2000, resulting in nearly 200 job losses. In Lubec, 2014 marked the closure of the community's only senior housing complex, laying off 51.

The communities also face high operating costs and climbing mill rates due to aging infrastructure, particularly in water supply and wastewater treatment, and impacts from natural disasters. In 2011, for example, the county was declared a federal disaster area after intense rainfall and associated damage. The obligations below highlight the severe fiscal constraints of the target communities to implement Brownfields assessments using their own funds.

- *Calais:* \$7 million for sewer plant and sewer line upgrades, \$7 million for waterfront upgrades, \$3 million for water lines.
- *Lubec:* Approximately \$1 million for replacement of public works garage and salt storage shed.
- *Eastport:* \$15 million breakwater repair following catastrophic collapse; \$5 million for sewer plant upgrades, \$1 million for coastal erosion protection.

Washington County Council of Governments (WCCOG) Brownfields Assessment Program

- *Baileyville*: \$2 million for sewer plant upgrades, \$3 million for sanitary sewer pipe replacement.

WCCOG is a municipal membership organization with two full time employees. Operating funds come exclusively from product-specific contracts (local, regional, state, federal) and municipal dues (~12.5% of annual operations budget). Municipal dues increased over a 3-year gradual step up (FY14-FY16) for the first time in two decades for the express purpose of covering the ineligible overhead expenses of our successful Brownfields program. This dues increase was approved with considerable thought and difficulty by municipalities with significant economic and fiscal challenges. WCCOG itself therefore has absolutely no resources to continue the Brownfields program without additional Assessment funds; however the willingness of members to increase dues to continue the Brownfields program speaks volumes about the value and importance of this program to Washington County.

The funds from the Brownfields grant awarded in 2014 are fully committed and additional support is needed to continue the momentum of our Brownfields program. At present, WCCOG has a backlog of five Phase I environmental assessments and three Phase II environmental assessments estimated to cost between \$150,000 and \$200,000. Each of these sites has active redevelopment interest.

1. c. (ii) Financial Need: Economic Effects of Brownfields - The majority of Washington County's Brownfields sites are vacant and dilapidated, having a significant impact on the economy by depressing property values and discouraging investment and tourism. The result is a loss of tax revenue and an impediment to future growth. Many of the sites, such as the American National Can building (Eastport), Goding Cement (Baileyville) and Columbian Factory (Lubec), are located near or within village centers, contributing to the spread of blight and a chain reaction of business closings. Between 2000 and 2010, the population of Eastport dropped nearly 20 percent,⁸ an indication of outward migration fueled by a lack of jobs, blighted neighborhoods and loss of community services – all of which are linked to Brownfields as both sources and symptoms of economic decay.

The economic effects on our community members are equally severe. Proliferation of Brownfields and associated closure of businesses has resulted in the highest poverty rates in the state, the inability of families to afford health care leading to the lowest ranked health metrics in the state, and a prescription drug epidemic fueled by depression, anxiety and economic hardship.

2. a. (i) Project Description - In 2014, Washington County was awarded its third \$400,000 Brownfields grant for community-wide assessment of petroleum and hazardous substances sites. Given our past success and the growing need for economic stimulus, Washington County is seeking additional Brownfields funding for community-wide petroleum and hazardous substance assessment, focusing on Phase II environmental assessments and redevelopment planning. Our vision is to promote redevelopment of downtown centers in each of our four target communities, all of which are located on river or marine waterfronts with great commercial and recreational development potential. These communities are linked by the Bold Coast Scenic Byway and a common heritage of working waterfronts, which will be the subject of additional Brownfields assessment and redevelopment.

Brownfields support is integral to the land use and revitalization plans for each target area as detailed in the comprehensive plans for each:

Calais Comprehensive Plan (2005): City officials and local development groups have garnered grant and program income to study and revitalize the waterfront and downtown area. For example, funds from a Downtown Revitalization Grant supported a series of downtown public improvement projects to redevelop the vacant, burned, underutilized and/or non-historic buildings from downtown.

⁸ Forbes, "Can Tidal Power Create Enough Jobs to Save a Dying Town?" July 31, 2012.

Washington County Council of Governments (WCCOG) Brownfields Assessment Program

Eastport Comprehensive Plan (2008): The significance of the deep-water port continues into the 21st century even though the city has lost two thirds of its population since the early 1900's. Economic stability through diversity is sought by expansion of aquaculture, shipping, renewable energy, and tourism as the main drivers of the economy. Closely tied to this strategy is a concentrated effort to revitalize Eastport's historic downtown.

Lubec Comprehensive Plan (2010): Lubec's plan acknowledges that abandoned and derelict properties affect economic development in the town. Abandoned and derelict properties negatively impact values of adjacent property and, by extension, the overall tax base of the community. Lubec seeks to address blighted properties with both "firmness and the extreme sensitivity that is needed when private property is involved. The focus is not on penalization and demolition, but rather on restoration of abandoned and derelict properties to productive use whenever possible."

Baileyville Comprehensive Plan (2014): Baileyville strongly supports active solicitation of industrial, commercial, and residential redevelopment of existing developed areas. Redevelopment of abandoned residential, commercial, and industrial properties fosters a sense of vibrancy, promotes diversity, and expands the experience of community. Infill erases signs of emptiness and decay, and allows existing natural areas to continue providing forest products, wildlife habitat, land for sports and recreation, and a continued sense of a rural landscape.

Each downtown area within the target communities contains multiple Brownfields sites which continue to impede land use and redevelopment goals of the comprehensive plans given the unknown environmental risk and potential cost to clean up contamination. The following table describes how needs within our target communities can be met with our planned Brownfields redevelopment projects.

Community Need	Proposed Redevelopment
New full-time jobs	Bulk oil terminal redevelopment for tidal power facility (Bold Coast Byway)
Recovery of polluted marine habitat	Mitigation of lead contamination, Lubec lead mines
Elderly housing	Redevelopment of former Calais Middle School, Calais
Vocational training	Pearl essence plant redevelopment, Eastport
Improved well-being, sense of place	Columbian factory/historical society restoration, Lubec
Low to moderate income housing	Treadwell Store/gas station redevelopment, Baileyville

2. a. (ii) Project Timing - As with our prior three Brownfields grants, Judy East, WCCOG Executive Director, will lead the Brownfields program. Judy and her planning staff collaborate with the WCCOG Brownfields Advisory Committee to assure timely completion of program responsibilities. The Advisory Committee is composed of Washington County community members who represent varied fields of experience including law, real estate, architecture, finance, planning, downtown redevelopment, as well as municipal and tribal government. The Advisory Committee meets regularly, and formally discusses and decides upon site priorities, timing and scope of work. Membership is rejuvenated as town officials (frequently) change and community composition shifts, and as members fulfill their volunteer capacity. This management system has proved highly efficient in fostering timely completion of Phase I ESAs, Phase II ESAs, redevelopment planning, and Voluntary Response Action Program (VRAP) closure as required by redevelopment initiatives, and within the three-year grant period.

Our Qualified Environmental Professional (QEP) provides program management support with budget tracking, ACRES data entries, WBE-MBE compliance, and site tracking. Data managed by WCCOG and our QEP is merged to prepare timely, informative quarterly reports for EPA. As required by EPA, WCCOG will select a QEP for the next phase of our program based on competitive qualifications,

Washington County Council of Governments (WCCOG) Brownfields Assessment Program

experience and value. We expect to complete the QEP hiring process and initiative work within a few weeks of Brownfields fund availability in the fall of 2016.

2. a. (iii) Site Selection - WCCOG will continue to identify sites through community outreach activities, networking, and our interactive web site (www.wccogbrownfields.com). Candidate sites are nominated with basic site information using a Nomination Form available on the web site. Site prioritization by the advisory committee is based on a ranking matrix that scores site attributes such as *willing property owner, redevelopment plan and timing, use of existing infrastructure; job creation, near village center*, etc. Scoring is weighted in favor of sites with the greatest potential for redevelopment. In addition the Advisory Committee reviews the Phase I summary results and votes on whether to pursue Phase II site investigation in the context of the original ranking and the overall budget. Sites not selected for immediate support can and have been assessed under the Maine DEP Brownfields Program, with whom we have a very strong working relationship, or are retained as “inactive” sites for future consideration.

Property access for environmental site assessment is obtained through outreach to property owners and operators. WCCOG uses a Site Access Form that explicitly states the objectives of the assessment, limitations and rights of the property owner; and signed forms are required prior to any property entry.

2. b. Task Description and Budget Tables - Four primary tasks are proposed to continue our Brownfields program. We anticipate support for each task will be funded primarily with the Brownfields grant, where allowable (e.g., excluding program administration), and with volunteers who provide added value through in-kind services, particularly for Advisory Committee participation.

2. b. (i) Task Descriptions

Task 1: Cooperative Agreement Oversight – Oversight by WCCOG will include selecting and contracting a QEP; engaging in Brownfields education such as state and federal Brownfields meetings and conferences; coordinating with USEPA Project Officer; and tracking and reporting the status of the Brownfields program with quarterly reports to EPA. The QEP will assist with updates to EPA’s ACRES database, and data for quarterly progress and Fair Share reports. The budget for each of the petroleum and hazardous substance grants is based on personnel time of 50 hours x \$50/hour (\$2,500), travel and lodging for two WCCOG staff members to attend the EPA Brownfields Conference(s) at \$1,500 per person x 2 people (\$3,000) and contractual time at 50 hours x \$100/hour (\$5,000).

Task 2: Community Outreach and Engagement – We will continue to engage our Brownfields Advisory Committee and the public for identification of Brownfields sites. We have site-specific details for 58 prospective sites and expect many more to be nominated as outreach continues. Outputs will include reports from the Brownfields inventory, completed site nomination forms and site rankings, and minutes from the Brownfields Advisory Committee meetings. The site nomination portion of the budget for each of the petroleum and hazardous substance grants is based on personnel time of 60 hours x \$50/hour (\$3,000), local travel expense of \$500 (909 miles at \$0.55/mile); and contractual time at 50 hours x \$100/hour (\$5,000).

Funds dedicated to this task will also coordinate the technical and community outreach aspects of the program. WCCOG will continue our comprehensive public involvement program that includes updates to the WCCOG Brownfields website, educational materials, news releases and community visits. WCCOG and its QEP will continue our successful approach of meetings with individuals, municipal officials and a wide variety of community and business groups (refer to Section 3a). Outputs include public meeting announcements, meeting minutes, and site nominations. The outreach and engagement portion of the budget for both petroleum and hazardous substance grants is based on personnel time of 100 hours x \$50/hour (\$5,000) and contractual time at 50 hours x \$100 per hour for petroleum sites

Washington County Council of Governments (WCCOG) Brownfields Assessment Program

(\$5,000) and 50 hours x \$100 per hour at hazardous substance sites (\$5,000). Volunteer time from members of our advisory committee and town leaders contributes to program guidance and community outreach as in-kind services.

Task 3: Phase I and Phase II Environmental Site Assessments (ESAs) – This task budget will be used to conduct Phase I and Phase II ESAs on the high priority sites selected as part of Task 2. The ESAs will be completed in accordance with current applicable American Society of Testing Material (ASTM) standards as well as the EPA “All Appropriate Inquiry” rule. Based on the Phase I findings, Site-specific Quality Assurance Project Plans (SSQAPPs) will be prepared for Phase II ESAs, the focus of our grant funding. Phase II will include collecting samples of environmental media, laboratory analyses, and report submittal. This task will also include outreach to property owners and developers, and obtaining site access agreements.

Outputs will include Phase I reports, SSQAPPs, Sampling Plans, Health and Safety Plans, and Phase II reports for each site. We envision 6 Phase I ESAs for petroleum sites and 4 Phase I ESAs for hazardous substance sites. We anticipate completing four Phase II ESAs under the petroleum grant and 3 Phase II ESAs under the hazardous substance grant. The budget for the petroleum and hazardous substance grants is based on personnel time of 80 hours x \$50/hour (\$4,000) and contractual time for Phase I: 6 petroleum sites x \$4,000 per site (\$24,000) and 4 hazardous substance sites x \$5,000 per site (\$20,000); and Phase II: 4 petroleum sites x \$27,750 per site (\$111,000) and 3 hazardous substance sites \$40,667 per site (\$122,000). The budget estimates for Phase I and Phase II are based on our prior program experience for sites similar to those in our project backlog.

Task 4: Site Reuse and Redevelopment Planning – Following environmental investigation, WCCOG plans to evaluate alternatives for cleanup at each property, as necessary, and assist with redevelopment planning based on proposed redevelopment scenarios. Cleanup goals will be developed based on Maine DEP guidelines, reuse goals, and communications with DEP. Where appropriate, closure of sites through Maine DEP’s VRAP program will be sought. Outputs include a Cleanup and Redevelopment Plan for applicable sites evaluated under the program. The budget for both petroleum and hazardous substance grants is based on personnel time of 40 hours x \$50/hour (\$2,000) and contractual time for 4 petroleum sites x \$6,250 per site (\$25,000) and 3 hazardous substance sites x \$6,000 per site (\$18,000).

2. b. (ii) Budget Table - WCCOG proposes to conduct the Brownfields inventory, assessment and redevelopment activities with emphasis on the target areas. Proposed budgets for each grant follow.

Washington County Council of Governments Petroleum Assessment Budget

Budget Items	Task 1	Task 2	Task 3	Task 4	TOTAL
	Cooperative Agreement Oversight	Community Outreach & Engagement	Phase I and Phase II Site Assessments	Cleanup & Redevelopment Planning	
Personnel	\$2,500	\$8,000	\$4,000	\$2,000	\$16,500
Benefits	\$500	\$1,000	\$500	\$500	\$2,500
Travel	\$3,000	\$1,000	\$0	\$0	\$4,000
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$750	\$1,250	\$0	\$0	\$2,000
Contractual	\$5,000	\$10,000	\$135,000	\$25,000	\$175,000
TOTAL	\$11,750	\$21,250	\$139,500	\$27,500	\$200,000

Washington County Council of Governments (WCCOG) Brownfields Assessment Program

Washington County Council of Governments Hazardous Substance Assessment Budget

Budget Items	Task 1	Task 2	Task 3	Task 4	TOTAL
	Cooperative Agreement Oversight	Community Outreach & Engagement	Phase I and Phase II Site Assessments	Cleanup & Redevelopment Planning	
Personnel	\$2,500	\$8,000	\$4,000	\$2,000	\$16,500
Benefits	\$500	\$1,000	\$500	\$500	\$2,500
Travel	\$3,000	\$1,000	\$0	\$0	\$4,000
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$750	\$1,250	\$0	\$0	\$2,000
Contractual	\$5,000	\$10,000	\$142,000	\$18,000	\$175,000
TOTAL	\$11,750	\$21,250	\$146,500	\$20,500	\$200,000

2. c. Ability to Leverage - WCCOG has a strong track record of leveraging funds to supplement its Brownfields grant funding. To date, we have leveraged over \$150,000 from multiple sources including Scenic Byways Corridor Planning funds, a HUD Partnership for Sustainable Communities Grant, Maine DEP 128(a) Brownfields funding, Maine Land for Maine's Future program, the Northern Maine Development Commission Revolving Load Fund and CDBG Technical Assistance Funding.

Going forward, the following funds will leverage and support the continuity and momentum of our regional Brownfields Assessment program (please refer to Attachments D and E for committed funds):

Maine DEP 128(a) Brownfields Funding: Anticipated leverage of \$25,000 for supplemental site assessment and redevelopment planning support; funds are awarded on a site-by-site bases based on redevelopment potential and statewide priorities.

CDBG Technical Assistance Funding: WCCOG receives annual funding through the Community Development Block Grant (CDBG) program for countywide technical assistance to municipalities and planning for promoting downtown revitalization and enhancing environmental protection, among others. Approximately \$5,000 of this funding has been dedicated for Brownfields planning services and community outreach (refer to support/leverage fund letter in Attachment D).

Tax Increment Financing (TIF): Washington County has established a TIF district in its Unorganized Territories (UTs) to promote development, including prospective Brownfields sites. Funded through wind power projects in the UTs, the TIF provides grants for Planning (up to \$15,000) and Economic Development (up to \$150,000). WCCOG is currently under contract to conduct Community Guided Planning and Zoning in the Unorganized Territories throughout Washington County. One product of this initiative is a policy on economic development investments in the Washington County UTs. We anticipate leveraged funds of ~\$1000 will coordinate Brownfields identification and TIF investment prioritization. Additionally, the city of Calais is developing a Downtown TIF district; it should be ready prior to any award of 2016 Brownfields funding and includes two active Brownfields projects in the WCCOG project inventory (refer to support/leverage fund letter in Attachment D).

Maine Department of Economic and Community Development (DECD): Maine DECD has been awarded \$1.6 million for its Brownfields Revolving Loan Fund (RLF) since 2010. WCCOG anticipates funding from the RLF of up to \$50,000 in grants or low-interest loans to support planning and cleanup of our Brownfields sites. RLF funds of \$12,000 were recently awarded for cleanup of a WCCOG Brownfields site at the former Cutler Navy Base; refer to commitment in Attachment E.

Washington County Council of Governments (WCCOG) Brownfields Assessment Program

Maine Department of Transportation Small Harbor Improvement Program (SHIP) Grants:

Maine DOT SHIP grants support improvements for coastal development sites statewide. Maine DOT has committed \$52,000 for redevelopment of the Schoppee's Garage Brownfields site in Jonesboro (see Attachment E).

Other potential funding sources include the EPA Northeast Region Technical Assistance to Brownfields (TAB) program, Land for Maine's Future grants and Coastal Communities grants funded by US Department of Agriculture, and site-specific EPA Brownfields remediation grants.

3. a. (i) Community Involvement Plan - WCCOG has successfully implemented a comprehensive community outreach program over the course of three Brownfields Assessment grants (2009, 2012, and 2014). We have engaged the support and enthusiasm of community members from diverse backgrounds at state, regional and national conferences, and in extensive press coverage. We will build upon and expand this program with:

Brownfields Websites: Our websites (wccogbrownfields.com; gro-wa.org/brownfields.htm) host Brownfields educational materials, press, site nomination and ranking forms, notices of coming meetings, site updates, advisory committee meeting minutes and contact information. The HUD Partnership for Sustainable Communities Regional Planning Grant supported creation of Brownfields instruction videos, GIS mapping, and expansion of regional advisory committee input. Links to the site are posted on many related sites and in all outreach materials.

News Articles: We release 4-6 press releases per year in local, regional and statewide publications. Our focus is public awareness, benefits of site assessment, invitations to nominate sites and provide input, and updates on redevelopment activity.

Educational Outreach: We will hold at least one Brownfields training seminar offering continuing education units to related professionals. To date we have conducted two well-attended programs hosted at the University of Maine at Machias and the Maine Tax Assessors School in Belfast. We include a budget of \$2,000 for Spanish translation of our information brochure, FAQ and success stories by Mano en Mano, a regional service agency for Hispanic speaking residents.

Public Meetings: We will hold at least 3 public meetings annually in association with area Rotary Clubs, Chambers of Commerce, Downtown Organizations and community environmental groups. Meetings will provide a forum for the public countywide to provide input and feedback on the WCCOG Brownfields program.

One-on-One Meetings: Members of WCCOG, our advisory committee, and QEP will hold frequent meetings with selectmen, town managers, code enforcement officers and business leaders within our target communities to discuss the program, engage interest and to solicit new sites.

Conferences and Presentations: We will continue to actively promote our Brownfields program at the Economic Development Forum at EPA Brownfields conference, and present highlights of our program as speakers at a minimum of two Brownfields or planning-related conferences.

Celebratory Events: WCCOG will hold at least two events to celebrate redevelopment success, and to engage and educate the countywide community. For example, in May 2015, WCCOG hosted a ribbon cutting at the new Pembroke town office, the site of a WCCOG Brownfields program site. The event celebrated partnerships among the town, contractors, state regulators and our Brownfields team.

3. a. (ii) Communicating Progress - We will communicate progress of our Brownfields program through frequent updates to our website, press releases, and outreach events as noted in Section 3. a. (i) above. Our County has a relatively low minority population, but the significant role of migrant workers can necessitate the need for Spanish translation. Prior to public meetings or other events, we will coordinate with Mano en Mano, (see 3. a. i above in Education Outreach) and the host community, to

Washington County Council of Governments (WCCOG) Brownfields Assessment Program

evaluate whether translators are needed for those challenged with speaking, hearing, or sight. Meetings sites will be compliant with the Americans with Disabilities Act (ADA), and we will communicate with the Passamaquoddy Tribe to assure our meetings accommodate attendance by tribal members.

3. b. (i) Partnerships with Government Agencies: Local/State/Tribal Authority - WCCOG will continue to foster our strong partnerships with Maine DEP, EPA Region 1, the Passamaquoddy Tribe and the Downeast District Public Health Coordinating. Ben Guidi, our Maine DEP liaison, will provide VRAP program guidance; review of work plans and draft ESA reports; and will continue active participation in our advisory committee meetings. Our Region 1 EPA coordinator, Joe Ferrari, is a highly responsive partner providing program advice, draft document review, eligibility determinations and approvals, and visits to our projects sites. The Passamaquoddy Tribe's environmental coordinator, Dale Mitchell, is a member of our Brownfields Advisory Committee and assists with outreach, planning, and site identification/nomination on tribal land throughout Washington County.

3. b. (ii) Partnerships with Government Agencies: Other Relevant Governmental Partnerships
The Downeast District Public Health Coordinating Council collects and analyzes health data for Washington County. They will continue to collect and track long-term health related benefits and impacts from Brownfields redevelopment once the Assessment activities are completed and the sites are redeveloped. WCCOG also maintains a strong working relationship with Maine DOT who has provided support for recent Brownfields projects (Schoppee's Garage and Pembroke town office). Maine DOT is also an active partner in planning and improvements for the Bold Coast Scenic Byway. The US Department of Housing and Urban Development (HUD) remains an active partner providing support for implementation of recommendations from our Partnership for Sustainable Communities grant.

3. c. (i) Community Organization Description and Role - WCCOG has strong partnerships with five community organizations that provide active support in project planning, community outreach and financial leverage (see section 2.c. above).

Sunrise County Economic Council (SCEC). The SCEC initiates and facilitates the creation of jobs and prosperity in Washington County by working with a consortium of community-minded businesses, not-for-profit organizations, municipalities and citizens. Since 1993 business and community leaders on the SCEC Board have assisted new and existing businesses with planning and project funding services. The Sunrise County Economic Council will serve on the Brownfields Advisory Committee, provide contacts to potential developers, leveraged funding support and assist in community outreach.

Washington County Development Authority (WCDA). The WCDA can acquire and manage property in Washington County and purchase, develop, redevelop, sell and lease commercial, residential and public property for the purpose of developing the economy of Washington County. WCDA is an active member of our Brownfields Advisory Committee and will provide input on site selection and redevelopment potential; support county-wide networking; and host public meetings.

Passamaquoddy Tribal Government at Pleasant Point. The Passamaquoddy Tribal Community at Pleasant Point is adjacent to the city of Eastport, one of WCCOG target communities. Passamaquoddy Brownfields Program Manager Dale Mitchell participates on the WCCOG regional advisory committee, and maintains an inventory of 22 Brownfields sites on tribal land in Washington County. The tribe is currently implementing a Brownfields Hazardous Substances Grant, and WCCOG proposes to assist the tribe with Brownfields Petroleum Grant funds, if awarded.

Washington Hancock Community Agency (WHCA): The WHCA is a non-profit, community action program serving Washington and Hancock counties. WHCA brings community resources together to help people in the two counties to achieve self-sufficiency and a better quality of life. WHCA focuses on the health and welfare of senior citizens and low-income families. WHCA is an active member of

Washington County Council of Governments (WCCOG) Brownfields Assessment Program

our Brownfields committee and offers community networking and outreach (e.g., WHCA newsletter), and hosting public meetings.

Downeast Economic Development Corp (DEDC): DEDC, in partnership with the Calais Downtown Revitalization Coalition, is a non-profit organization with the mission of recruiting new businesses to the St. Croix Valley and support the economic growth of the region's existing businesses. The organization is represented on the WCCOG Brownfields Advisory Committee and offers support for site identification, redevelopment planning services, hosting public meetings and community outreach.

3. c. (ii) Letters of Commitment - Letters of commitment from each of our community partners are included in Attachment D. These letters provide the project role and commitments of support to the WCCOG Brownfields program.

4. a. (i) Project Benefits: Health and/or Welfare - In Section 2 a. i. we highlighted six pending projects in our target communities that will be initiated or continued with Brownfield assessment funds. Many other projects on the horizon will further enhance the benefits of our Brownfields program relative to health, welfare and the environment in Washington County.

Proposed Redevelopment	Health and Welfare Benefits
Bulk oil terminal redevelopment for tidal power facility (Bold Coast Byway)	Clean drinking water; elimination of petroleum vapor and metals exposure risk; reduced blight, improved aesthetics
Mitigation of lead contamination on conservation land, Lubec lead mines	Reduction of lead in shellfish; confidence in food quality; tranquility of new recreational space
Redevelopment of former Calais Middle School for Elderly Housing, Calais	Reduced blood lead with quality housing; improved safety and security among elderly; blight reduction
Pearl essence plant redevelopment for vocational training, Eastport	Reduced exposure to site contaminants; reduction of asthma due to improved air quality; optimism for new full-time jobs
Columbian factory/historical society restoration, Lubec	Elimination of physical hazards; reduction in crime/drug dealing; blight reduction; cultural grounding, sense of place
Treadwell Store/gas station redevelopment for low to moderate income housing, Baileyville	Clean drinking water; prevention of petroleum vapor exposure; blight reduction; improved well-being; family security

4. a. (ii) Project Benefits: Environmental - The table below highlights the important environmental benefits of the six pending project discussed above; these benefits will resonate with implementation of other projects under development.

Proposed Redevelopment	Environmental Benefits
Bulk oil terminal redevelopment for tidal power facility (Bold Coast Byway)	Restoration of marine environment in Pennamaquan River; protection of drinking quality; reduction in threats to air quality
Mitigation of lead contamination on conservation land, Lubec lead mines	Reduction of lead in marine environment including clam flats; manage exposure to conservation land visitors; green space
Redevelopment of former Calais Middle School for Elderly Housing, Calais	Eliminate threat from potential lead-based paint, asbestos; assess potential historic petroleum fuel releases
Pearl essence plant redevelopment for vocational training, Eastport	Evaluate impacts from filled land and dumping; eliminate exposure risk from lead paint and asbestos; assess PCB impacts
Columbian factory/historical society restoration, Lubec	Prevent runoff of contaminants into Johnson's Bay; cleanup spilled fuel oil; restoration of groundwater and air quality
Treadwell Store/gas station redevelopment for low to moderate income housing, Baileyville	Prevent petroleum vapor intrusion; restore drinking water; eliminate exposure to asbestos and lead-based paint

Washington County Council of Governments (WCCOG) Brownfields Assessment Program

4. b. (i) Project Benefits: Infrastructure/Sustainable Reuse - The table below highlights the key infrastructure/sustainable reuse benefits of the proposed projects in our target communities.

Proposed Redevelopment	Planning, Policy, Other Tools
Bulk oil terminal redevelopment for tidal power facility (Bold Coast Byway)	Scenic byway plan promoting use of available infrastructure including road, power, water and sewer; rehab of buildings
Mitigation of lead contamination on conservation land, Lubec lead mines	Enhance sustainability of fisheries through reduction of lead in the environment; green space supported by comprehensive plan
Redevelopment of former Calais Middle School for Elderly Housing, Calais	Energy efficiency; reuse of building/infrastructure; consistent w/comprehensive plan; reduces transportation needs for elderly
Pearl essence plant redevelopment for vocational training, Eastport	Reuse of existing buildings and infrastructure; improved energy efficiency; provides local training opportunities/reduced transp.
Columbian factory/historical society restoration, Lubec	Reuse of existing building and infrastructure; greenspace creation consistent with comp. plan; walkable from town
Treadwell Store/gas station redevelopment for low to moderate income housing, Baileyville	Uses existing infrastructure; energy efficiency with new construction; close to town center/reduced transportation needs

4. b. (ii) Project Benefits: Livability Principles - Our planned projects fully support HUD's six livability principles as follows (Livability Principle # noted in parenthesis):

- Development of elderly and low income housing close to town centers enhancing walkability, reduced cost of transportation and minimizes displacement associated with Brownfields: Treadwell Store, Calais Middle School projects (Livability Principles 1, 2, 6).
- Creation of greenspace for recreation and access to shoreline: Columbian Factory, Lubec Mine (Livability Principles 4, 6)
- Reduced blight, enhanced cultural engagement, new local job creation: Columbian Factory, pearl essence plant, and bulk oil terminal redevelopment projects (Livability Principles 1, 4, 5, 6).

4. c. (i) Project Benefits: Economic - The economic and non-economic benefits of our proposed projects are summarized in the table below.

Proposed Redevelopment	Economic or Non-Economic Benefits
Bulk oil terminal redevelopment for tidal power facility (Bold Coast Byway)	New jobs at tidal power facility; lower community power costs; tax revenue; related local investments
Mitigation of lead contamination on conservation land, Lubec lead mines	Creation of conservation land for community recreation; indirect economic boost from increased tourism
Redevelopment of former Calais Middle School for Elderly Housing, Calais	Prevent out-migration of elderly to nearby counties; new jobs at housing complex; increased visits to local merchants
Pearl essence plant redevelopment for vocational training, Eastport	New teaching jobs and training to foster job growth; attraction of young families, retention of youth seeking vocational jobs
Columbian factory/historical society restoration, Lubec	Increased visits to historical society and newly accessible shoreline; spending by tourists; relief to law enforcement
Treadwell Store/gas station redevelopment for low to moderate income housing, Baileyville	Prevent out-migration of young families; lower cost of living with affordable housing; reduced energy costs

4. c. (ii) Job Creation Potential: Partnerships with Workforce Development Programs - We will continue our partnership with the Washington County Community College in Calais and the University of Maine at Machias that offer educational and training programs including energy and environmental related professions. Advisory Committee members and partner organizations (SCEC and WCDA see 3. c. i. above) are members of the Local Workforce Investment Board and coordinate Brownfields redevelopment with workforce development activities.

Washington County Council of Governments (WCCOG) Brownfields Assessment Program

5. a. Programmatic Capability - WCCOG is a municipal membership organization founded in 1978. WCCOG provides services to 34 member municipalities with support from local, regional, state and federal contracts. WCCOG's \$400,000-plus budget is funded through a combination of member dues, service fees, and contracts with governmental agencies. WCCOG has successfully administered three prior Brownfields grants and its Brownfields program received the 2012 *Governor's Award for Environmental Excellence*. Ms. Judy East, a 28-year veteran of regional planning in New York and New England and the current Executive Director, will continue to manage the Brownfields program. Ms. East manages contracts and grants ranging from \$3,000 to \$400,000 and helps numerous communities develop budgets for public infrastructure projects in excess of \$800,000/project. She has developed long-range plans in climate resilience, telecommunications, regional transportation, harbor management, comprehensive planning, downtown revitalization, and many others. WCCOG also employs a Regional Planner (Crystal Hitchings) and several consulting planners and technicians. Our WCCOG Brownfields team will be complimented with a highly qualified QEP (refer to sections 2.a. and 2.b.) and an on-call environmental attorney (Mary Jane Good) for development and transaction-related legal support.

5. b. Audit Findings - WCCOG is not, and has never been, subject to comply with "high risk" terms and conditions under agency regulations implementing OMB Circular A-102 nor has WCCOG ever received an adverse audit finding from an OMB circular A-133 audit or a state audit.

5. c. (i) Past Performance and Accomplishments: Currently or Has Ever Received EPA Grant

1. Compliance: WCCOG has demonstrated program compliance through successful administration of its three Brownfields Petroleum and Hazardous Substances Assessment Grants awarded in 2009, 2012 and 2014. WCCOG has submitted timely, detailed, quarterly reports and ACRES database entries. The project budget is managed through software that tracks expenditures for each of the grant types (petroleum and hazardous substances), as well as individual project phases. Bi-monthly meetings of our Brownfields Advisory Committee are integral to productive use of our funds and for informing the team of project and administrative milestones. We have hosted four project site tours with our EPA liaison, Joe Ferrari, and received favorable feedback on our efforts.

As of the date of this application, our remaining grant funds are \$12,000 for petroleum sites, \$16,000 for hazardous substance sites, and \$3,500 for outreach, oversight and close-out. These funds are fully committed to complete ongoing site assessments (Cutler Navy Base, Thomas Kelley Apartments, Bridges Garage) and grant close out; this work will be completed within the next 6 to 8 weeks, well within the grant timeframe of October 1, 2014 through September 30, 2017. Additional grant funds are critical for several prospect redevelopment sites, and sustaining the momentum of our Brownfields program.

2. Accomplishments: Careful management of all phases of work has resulted in completion of 29 phase I ESAs and 19 phase II ESAs in 13 towns - exceeding our initial workplan goals. Most importantly, we see the culmination of community engagement, public-private partnerships, and Brownfields assessment and planning support in 17 completed or active redevelopment projects, creation of more than 75 jobs, and leveraged investment of at least \$3.5 million. We have provided several accredited trainings on Brownfields redevelopment to realtors, assessors, planners and attorneys throughout Maine and New England. Our Brownfields program has led to a broader awareness of Brownfields sites and their significance in the community, both as liabilities and assets with redevelopment potential. Our Brownfields program has also supported conservation and working waterfront projects including site assessments on over 125 acres of conservation land abutting the Middle River in Machias and East Machias, and on a waterfront easement in Beals Harbor, securing public access to the shore for fishing, lobstering and recreational use.

Washington County Council of Governments (WCCOG) Brownfields Assessment Program

Attachment A

Threshold Criteria for Assessment Grants

1. **Applicant Eligibility:** The Washington County Council of Governments (WCCOG) is a municipal membership organization that provides a wide range of land use planning services to twenty-five member communities in Downeast Maine. The State Legislature recognizes councils of governments and regional planning commissions as forms of regional councils with the authority to accept funds to implement municipal programs and services on behalf of member municipalities and to provide programs and services for transit, solid waste, household hazardous waste, economic development, code enforcement, general financial and administrative activities and joint purchasing. Statutory authority is described in accordance with MRSA Title 30-A, Subsection 2301 - 2316 and reproduced in **Attachment C**.
2. **Letter from the State or Tribal Environmental Authority:** A letter from Nick Hodgkins of the Maine Department of Environmental Protection Brownfields Program is included in **Attachment B**.
3. **Community Involvement:** Our response to the Ranking Criteria includes the approach for obtaining a high level of community involvement through diverse outreach efforts. These efforts include continuation of public meetings at key project milestones, updates to our Brownfields web site, press releases and feature articles in local publications, redeveloped site open houses, and participation in community events such as meetings of area chambers of commerce, Rotary Clubs, downtown organizations and many others. For more details, please refer to Section 3 of our grant application “Community Engagement and Partnerships.”
4. **Site Eligibility and Property Ownership Eligibility:** Not Applicable.

ATTACHMENT B
LETTER FROM STATE ENVIRONMENTAL AUTHORITY

Please see attached letter to Mr. Frank Gardner from Nicholas J. Hodgkins, Maine DEP Brownfields Program Manager.



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



PAUL R. LEPAGE
GOVERNOR

AVERY T. DAY
ACTING COMMISSIONER

December 8, 2015

Mr. Frank Gardner
EPA Region 1
5 Post Office Square
Suite 100, Mailcode: OSRR7-2
Boston, Massachusetts 02109-3912

Dear Mr. Gardner:

The Maine Department of Environmental Protection's ("Department") Bureau of Remediation and Waste Management acknowledges that the Washington County Council of Governments ("WCCOG") plans to conduct site assessments and is applying for federal Brownfields grant funds.

Judy East of WCCOG has developed applications requesting federal Brownfields Site Assessment Grant funding for hazardous materials and petroleum only Brownfields sites in the area the council serves (community wide).

If WCCOG receives funding, the Department will assign project management staff to conduct eligibility determinations and provide review and comment on all assessments, workplans, Quality Assurance Plans, and Health and Safety Plans. For sites where cleanup is pursued, the Department's Voluntary Response Action Program ("VRAP") staff will provide review and comment on investigation reports and remedial workplans, and will provide oversight (as necessary) of contractor's work at the properties. Upon successful completion of remedial activities at a property, the VRAP will provide protections from Department enforcement actions by issuing a Commissioner's Certificate of Completion.

Please feel free to call me directly at (207) 287-4854 should you have any questions regarding this letter.

Sincerely,

Nicholas J. Hodgkins
Voluntary Response Action Program
Division of Remediation
Maine Department of Environmental Protection

Pc: Dorrie Paar, USEPA
Judy East, WCCOG

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826

BANGOR
106 HOGAN ROAD, SUITE 6
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769
(207) 764-0477 FAX: (207) 760-3143

ATTACHMENT C

APPLICANT ELIGIBILITY

The Washington County Council of Governments (WCCOG) is a municipal membership organization that provides a wide range of land use planning services to its member communities in Downeast Maine.

The State Legislature recognizes councils of governments and regional planning commissions as forms of regional councils with the authority to accept funds to implement municipal programs and services on behalf of member municipalities and to provide programs and services for transit, solid waste, household hazardous waste, economic development, code enforcement, general financial and administrative activities and joint purchasing.

Statutory authority (Title and Subchapter titles reproduced at right) is described in accordance with MRSA Title 30-A, Subsection 2301 - 2316 and reproduced in the attachment "title30-A ch119.pdf".

Maine Revised Statutes
Title 30-A, Chapter 119: REGIONAL COOPERATION
Subchapter 1: REGIONAL COUNCILS
Article 1: GENERAL PROVISIONS
30-A §2301. Declaration of policy
30-A §2302. Forms of regional councils
30-A §2303. Lead agency
30-A §2304. Tax status
30-A §2305. Construction
Article 2: COUNCILS OF GOVERNMENTS
30-A §2311. Establishment
30-A §2312. Contents of agreement
30-A §2313. Powers and duties
30-A §2314. Bylaws
30-A §2315. Staff
30-A §2316. Finances; annual report

Maine Revised Statutes

Title 30-A: MUNICIPALITIES AND COUNTIES HEADING: PL 1987, c. 737, Pt. A, §2 (new)

Chapter 119: REGIONAL COOPERATION HEADING: PL 1987, c. 737, Pt. A, §2 (new)

§2301. DECLARATION OF POLICY

The Legislature recognizes that a high level of cooperation and understanding between the State and its local governments is necessary to achieve common public goals and that coordination through regional councils is a way to achieve improved state and local cooperation. The Legislature further recognizes that regional councils are uniquely qualified to assist in the development of technical capacities of local governments; to develop regional policies, services and solutions to meet local needs; and to serve as a vital link between local governments and the State. [1987, c. 737, Pt. A, §2 (NEW); 1987, c. 737, Pt. C, §106 (NEW); 1989, c. 6, (AMD); 1989, c. 9, §2 (AMD); 1989, c. 104, Pt. C, §§8, 10 (AMD).]

§2302. Forms of regional councils

The Legislature recognizes councils of governments and regional planning commissions as forms of regional councils. [1987, c. 737, Pt. A, §2 (NEW); 1987, c. 737, Pt. C, §106 (NEW); 1989, c. 6, (AMD); 1989, c. 9, §2 (AMD); 1989, c. 104, Pt. C, §§8, 10 (AMD).]

§2303. Lead agency

1. Department of Agriculture, Conservation and Forestry. The Department of Agriculture, Conservation and Forestry shall serve as the coordinator between regional councils and the State, shall administer state funds supporting regional council tasks and may provide technical assistance to regional councils as appropriate. [2011, c. 655, Pt. JJ, §11 (AMD); 2011, c. 655, Pt. JJ, §41 (AFF); 2011, c. 657, Pt. W, §5 (REV) .]
2. Rulemaking. The Department of Agriculture, Conservation and Forestry may adopt rules to create standardized contracts and administrative and audit requirements for state funds received by regional councils. [2011, c. 655, Pt. JJ, §11 (AMD); 2011, c. 655, Pt. JJ, §41 (AFF); 2011, c. 657, Pt. W, §5 (REV) .]

§2304. Tax status

Regional councils established in accordance with this Title are tax-exempt institutions which are exempt only from income and sales taxes. [1987, c. 737, Pt. A, §2 (NEW); 1987, c. 737, Pt. C, §106 (NEW); 1989, c. 6, (AMD); 1989, c. 9, §2 (AMD); 1989, c. 104, Pt. C, §§8, 10 (AMD).]

§2305. Construction

This subchapter must be liberally construed toward the end of enabling councils to implement municipal programs and services on behalf of member municipalities, while avoiding the creation of special districts or other legal or administrative entities to accomplish these purposes. Programs and services may include, but are not limited to, programs and services for transit, solid waste, household hazardous waste, economic development, code enforcement, general financial and administrative activities and joint purchasing. [2007, c. 215, §1 (AMD).]

§2311. Establishment

The municipal officers of any 2 or more municipalities by appropriate action may enter into an agreement, between or among those municipalities, for the establishment of a regional council of governments. [1995, c. 233, Pt. C, §2 (AMD).]

§2312. Contents of agreement

The agreement must provide for representation, but at least 1/2 of the representatives of each member must be municipal officers. The agreement must specify the organization, the method of withdrawal, the method of terminating the agreement and the grounds for suspension of member municipalities. [1987, c. 737, Pt. A, §2 (NEW); 1987, c. 737, Pt. C, §106 (NEW); 1989, c. 6, (AMD); 1989, c. 9, §2 (AMD); 1989, c. 104, Pt. C, §§8, 10 (AMD).]

§2313. Powers and duties

1. Powers. The council may:

A. Study any governmental needs and opportunities common to 2 or more members of the council that it considers appropriate, including, but not limited to, matters affecting health, safety, welfare, education, economic conditions and regional development; [2007, c. 215, §2 (AMD).]

B. Promote cooperative arrangements and coordinate action among its members, including, but not limited to, arrangements and actions with respect to transit services, joint purchasing, solid waste management and household waste management; [2007, c. 215, §2 (AMD).]

C. Make recommendations for review and action to its members and other public agencies that perform functions within the region; and [2007, c. 215, §2 (AMD).]

D. Prepare and maintain a comprehensive regional plan. [2007, c. 215, §2 (NEW).]

[2007, c. 215, §2 (AMD) .]

2. Authority. The council, on behalf of one or more member municipalities and upon appropriate action of the legislative bodies of one or more member municipalities, may exercise any power, privilege or authority capable of exercise by a member municipality and necessary or desirable for dealing with problems of local or regional concern, except essential legislative powers, taxing authority or eminent domain power. This authority is in addition to any other authority granted to municipalities by the general laws and includes, but is not limited to, the formation of transit, solid waste and other services operations.

[2007, c. 215, §3 (AMD) .]

3. Standing committee. The council, by appropriate action of the legislative bodies of the member municipalities, may establish a standing committee to prepare and maintain a comprehensive regional plan.

[1987, c. 737, Pt. A, §2 (NEW); 1987, c. 737, Pt. C, §106 (NEW); 1989, c. 6, (AMD); 1989, c. 9, §2 (AMD); 1989, c. 104, Pt. C, §§8, 10 (AMD) .]

4. Transfer. Where a regional planning commission has been established under article 3, the member municipalities, by appropriate action, may provide for the transfer of all assets, liabilities, rights and obligations of the commission to the council and provide for the dissolution of the commission.

[1989, c. 6, (AMD); 1989, c. 9, §2 (AMD); 1989, c. 104, Pt. C, §§8, 10 (AMD); 1989, c. 502, Pt. A, §113 (AMD) .]

§2314. Bylaws

The council shall adopt bylaws designating the officers of the council and providing for the conduct of its business. [1987, c. 737, Pt. A, §2 (NEW); 1987, c. 737, Pt. C, §106 (NEW); 1989, c. 6, (AMD); 1989, c. 9, §2 (AMD); 1989, c. 104, Pt. C, §§8, 10 (AMD).]

§2315. Staff

The council may employ any staff and consult and retain any experts that it considers necessary. [1987, c. 737, Pt. A, §2 (NEW); 1987, c. 737, Pt. C, §106 (NEW); 1989, c. 6, (AMD); 1989, c. 9, §2 (AMD); 1989, c. 104, Pt. C, §§8, 10 (AMD).]

§2316. Finances; annual report

1. Expenses. The legislative bodies of the member governments may appropriate funds under their home rule authority to meet the expenses of the council. Services of personnel, use of equipment and office space and other necessary services may be accepted from members as part of their financial support.

[1987, c. 737, Pt. A, §2 (NEW); 1987, c. 737, Pt. C, §106 (NEW); 1989, c. 6, (AMD); 1989, c. 9, §2 (AMD); 1989, c. 104, Pt. C, §§8, 10 (AMD) .]

2. Funds. The council may accept funds, grants, gifts and services from:

A. The Federal Government; [1987, c. 737, Pt. A, §2 (NEW); 1987, c. 737, Pt. C, §106 (NEW); 1989, c. 6, (AMD); 1989, c. 9, §2 (AMD); 1989, c. 104, Pt. C, §§8, 10 (AMD).]

B. The State or its departments, agencies or instrumentalities; [1987, c. 737, Pt. A, §2 (NEW); 1987, c. 737, Pt. C, §106 (NEW); 1989, c. 6, (AMD); 1989, c. 9, §2 (AMD); 1989, c. 104, Pt. C, §§8, 10 (AMD).]

C. Any other governmental unit, whether participating in the council or not; and [1987, c. 737, Pt. A, §2 (NEW); 1987, c. 737, Pt. C, §106 (NEW); 1989, c. 6, (AMD); 1989, c. 9, §2 (AMD); 1989, c. 104, Pt. C, §§8, 10 (AMD).]

D. Private and civic sources. [1987, c. 737, Pt. A, §2 (NEW); 1987, c. 737, Pt. C, §106 (NEW); 1989, c. 6, (AMD); 1989, c. 9, §2 (AMD); 1989, c. 104, Pt. C, §§8, 10 (AMD).]

[1987, c. 737, Pt. A, §2 (NEW); 1987, c. 737, Pt. C, §106 (NEW); 1989, c. 6, (AMD); 1989, c. 9, §2 (AMD); 1989, c. 104, Pt. C, §§8, 10 (AMD) .]

3. Report. The council shall make an annual report of its activities to the member governments.

[1987, c. 737, Pt. A, §2 (NEW); 1987, c. 737, Pt. C, §106 (NEW); 1989, c. 6, (AMD); 1989, c. 9, §2 (AMD); 1989, c. 104, Pt. C, §§8, 10 (AMD) .]

4. Borrowing. To accomplish the purposes of this subchapter and for paying any indebtedness and any necessary expenses and liabilities incurred for those purposes, the council may borrow money and issue therefor its negotiable notes having any terms and provisions that the governing body of the council determines. The council may contract with one or more member municipalities for the receipt of funds to accomplish any of the purposes authorized by this article and may incur indebtedness in anticipation of the receipt of these funds by issuing its negotiable notes payable in not more than one year. The notes may be renewed from time to time by the issue of other notes, provided that no notes may be issued or renewed in an amount which at the time of issuance or renewal exceeds the amount of funds remaining to be paid under contracts with one or more member municipalities.

[1987, c. 737, Pt. A, §2 (NEW); 1987, c. 737, Pt. C, §106 (NEW); 1989, c. 6, (AMD); 1989, c. 9, §2 (AMD); 1989, c. 104, Pt. C, §§8, 10 (AMD) .]

5. Guarantees. Notwithstanding any law, charter, ordinance or limitation to the contrary, any one or more member municipalities of a regional council may guarantee notes or other indebtedness or obligations of the regional council.

[2007, c. 215, §4 (AMD) .]

The State of Maine claims a copyright in its codified statutes. If you intend to republish this material, we require that you include the following disclaimer in your publication:

All copyrights and other rights to statutory text are reserved by the State of Maine. The text included in this publication reflects changes made through the First Special Session of the 126th Maine Legislature and is current through October 9, 2013. The text is subject to change without notice. It is a version that has not been officially certified by the Secretary of State. Refer to the Maine Revised Statutes Annotated and supplements for certified text.

The Office of the Revisor of Statutes also requests that you send us one copy of any statutory publication you may produce. Our goal is not to restrict publishing activity, but to keep track of who is publishing what, to identify any needless duplication and to preserve the State's copyright rights.

PLEASE NOTE: The Revisor's Office cannot perform research for or provide legal advice or interpretation of Maine law to the public. If you need legal assistance, please contact a qualified attorney.

ATTACHMENT E LEVERAGED FUNDS

Funds will be leveraged from several sources.

The following Attachment E contains letters documenting leveraged funds from the following sources:

- Maine Department of Community and Economic Development
- Maine Department of Transportation

Refer to the support letters in Attachment D which reference leveraged funds from the following sources:

- Sunrise County Economic Council
- Washington County Development Authority
- City of Calais (see letter from the Downeast Economic Development Corporation and the Calais Downtown Revitalization Coalition)

See also letter in Attachment C from the Maine State Environmental Authority:

- Maine Department of Environmental Protection Brownfields Program, which leverages Department funding for field support staff and related technical services.

The other factors checklist indicates we must provide documentation to demonstrate connection to the HUD-DOT-EPA Partnership for Sustainable Communities grant:

Please note that WCCOG was a sub-recipient to the Northern Maine Development Commission (NMDC) in our 2010-2014 PSC Grant. Project deliverables from WCCOG are all available online on the GROWashington-Aroostook web site (gro-wa.org) funded by the PSC grant, and the final close out letter from our Senior Advisor Dwayne Marsh, addressed to Mike Eisensmith of NMDC, is attached at the end of Attachment E.



Paul R. LePage
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT



George C. Gervais
COMMISSIONER

December 3, 2015

Judy East, Executive Director
Washington County Council of Governments
PO Box 631
Calais, Maine 04619

RE: Washington County Brownfields Assessment Program

Dear Judy:

Please include this letter to support the WCCOG request for continued Brownfields Assessment funds from USEPA.

As the designated CDBG Technical Assistance provider for Washington County, WCCOG has the resources and experience to leverage Brownfields funds with CDBG TA assistance in support of site re-development. This role is increasing in relevance as your program matures.

You know that the Maine Department of Community and Economic Development (DECD) has a current USEPA Brownfields Clean up grant from our recent investment in Washington County at the former Cutler Navy base boiler room. We applaud our regional, state, and federal partners on their prompt coordination in that project. Competent skill on the part of the public and private sector ensured expedited assessment and immediate clean up so that a winter dependent business could get operating just in time.

We were happy to support the Cutler Navy Base re-use/clean up. DECD will continue to provide a resource (so long as funds allow) for WCCOG to submit applications for future clean up projects. We wish you continued success with the Washington County Brownfields Assessment program.

Sincerely,

Deborah Johnson, Director
Office of Community Development
Maine Department of Community and Economic Development



STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
16 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0016

Paul R. LePage
GOVERNOR

David Bernhardt
COMMISSIONER

December 14, 2015

Judy East
Executive Director
Washington County Council of Governments
PO Box 631
Calais, ME 04619

Subject: Letter for Support Washington County Brownfields Assessment Program

Dear Judy:

The Maine Department of Transportation fully supports the Washington County Council of Governments in their grant application to the EPA to continue to develop and implement a Regional Brownfields Assessment Program for Washington County.

The MaineDOT is currently working with the Washington County Council of Governments (WCCOG) to implement priority projects in Washington County, several of which are directly related to brownfield sites.

MaineDOT is working with WCCOG and the Town of Jonesboro to develop new public access point utilizing Small Harbor Improvement Program funds (\$52,000 committed for 2016) and matched by existing EPA brownfields and local funds (\$72,000 invested in 2015). The Shoppee's Garage water access project is an important project that MaineDOT is assisting with funding.

MaineDOT supports these types of efforts in recognition that attracting economic development and improving the natural and cultural environment along our highway systems are crucial to the communities we serve.

MaineDOT supports the Washington County Council of Governments efforts. MaineDOT agrees with the importance of improving assets along the highway corridors in this state, those in Washington County.

If you have any questions, please feel free to contact us.

Sincerely,

Dan Stewart, Small Harbor Improvement Program
Fred Michaud, MaineDOT Regional Planner

ATTACHMENT D
Letters of Commitment

Please find support letters attached from the following community organizations:

- Sunrise County Economic Council
- Washington County Development Authority
- Pleasant Point Reservation of the Passamaquoddy Tribe
- Washington Hancock Community Agency
- Downeast Economic Development Corporation and the Calais Downtown Revitalization Coalition



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Economic Resilience
WASHINGTON, DC 20410-0050

November 17, 2014

EMAIL TO:

Michael Eisensmith, Director, Regional Planning
Northern Maine Development Commission
11 West Presque Isle Rd
Caribou, ME 04736
Phone: (207) 498-8736
Email: MEisensmith@nmdc.org
Subject: Final Report; MERIP0019-10

Dear Mr. Eisensmith,

Thank you for submitting your final progress report for the above-referenced HUD Sustainable Communities Regional Planning Grant. This letter constitutes HUD's approval of the Northern Maine Development Commission final report submitted on November 13, 2014. The formal closeout of this cooperative agreement is now moving forward to the HUD Grant Officer.

We commend you, your staff, and the partnering organizations that contributed to your success. The quality of products, process, and participation through your planning effort portend well for the future of the region. We appreciate the efforts of the Commission and its partners to guide the region towards a more sustainable, economically resilient, and prosperous future.

Thank you again for a job well done and in your continuing efforts to promote sustainability and economic resiliency for the people of Northern Maine. Your work has been commendable.. Best wishes for your continued success.

Sincerely,

A handwritten signature in black ink, appearing to read "Dwayne S. Marsh".

Dwayne S. Marsh
Senior Advisor
Office of Economic Resilience

cc: Thaddeus Wincek, Grant Officer
Harriet Tregoining, Director

Board of Directors

Susan Corbett
Chair
Axiom Technologies

Sean Daye
Vice Chair
Machias Savings Bank

Felicia Newman
Treasurer
Coast of Maine Organics

Joseph Cassidy
Washington County
Community College

Mark Green
Washington Hancock
Community Agency

Scott Harriman
F.A. Peabody

Joyce Hedlund
University of Maine at
Machias

Tom Hitchins
Tom Hitchins Architecture

Nichole Jamison
MDOL Career Center

Blaine Jones
Bangor Savings Bank

Elizabeth Neptune
Neptune Advantage

Sheridan Smith
Border Electric

Chris Snowdeal
CES Engineers/Surveyors

Robert Tyler
Indian Township Planning
& Economic Development

Ex-Officio

Betsy Fitzgerald
Secretary
Washington County
Commissioners

Senator David Burns
Washington County
Legislative Delegation



Sunrise County Economic Council

December 7, 2015

Judy East
Executive Director
Washington County Council of Governments
PO Box 631
Calais, ME 04619

Re: Washington County Brownfields Assessment Program

Dear Judy:

The Sunrise County Economic Council (SCEC) fully supports the Washington County Council of Governments (WCCOG) in their grant application to the EPA to continue the highly successful Regional Brownfields Assessment Program for Washington County.

Sunrise County Economic Council (SCEC) is a private, nonprofit organization that works to create jobs and prosperity in Washington County; we are also the economic development arm of county government.

WCCOG's brownfields program is one of the most successful economic development programs in Washington County's history. It has made smart, strategic investments that have opened the door to new businesses and jobs opportunities. Many of these brownfield sites are in economically important properties in our downtowns or along the working waterfront. This program has married technical expertise with strong community partnerships to have a significant positive impact. SCEC strongly supports this proposal to continue this important program.

SCEC commits to continue to serve on the Brownfields Advisory Committee, to provide input and suggestions on the Brownfields Inventory, to reach out to the businesses about specific sites and redevelopment potential, to host public meetings, to help post community outreach materials on our web site, and to provide input on the redevelopment and reuse of specific Brownfields sites. SCEC will also work with property owners to secure the financing needed to redevelop brownfield parcels. SCEC underwrites roughly \$0.5 million each year in loans to Washington County businesses, and we look forward to working with owners to bring their properties back into productive use.

Thank you for the opportunity to express our support for this important project.

Sincerely,

Charles J. Rudelitch, Esq.
Executive Director

Washington County Development Authority

85 Court St, Box 297

Machias, ME 04654

November 25, 2015

Judy East, Executive Director
Washington County Council of Governments
PO Box 631
Calais, ME 04619

Dear Judy,

The Washington County Development Authority (WCDA) supports the Washington County Council of Governments' (WCCOG) grant application to the USEPA to continue the highly successful Washington County Brownfields Assessment Program.

The WCDA was created by the Maine Legislature and is authorized to purchase, develop, redevelop, sell and lease commercial, residential, and public property for the purpose of improving the economy of Washington County. This authorization allows for the Authority to provide financial and technical assistance to any governmental entity and non-profit located within Washington County working to support community and economic development.

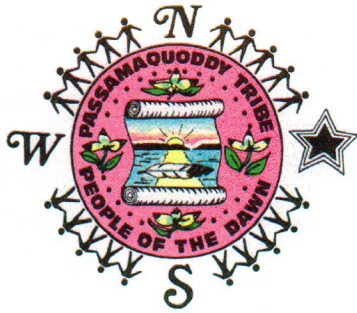
WCDA is represented on the WCCOG Brownfields Advisory Committee and the organization will continue to strongly support the assessment program with committee participation. In addition, the WCDA looks forward to supporting the WCCOG Brownfields program by helping to identify redevelopment sites, networking with potential developers, and providing active outreach on the part of the members who live and work in several communities of Washington County.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,



Betsy Fitzgerald
Chair
Washington County Development Authority



Pleasant Point Reservation

Environmental Department

P. O. Box 343

Perry, Maine 04667

Tel. (207) 853- 2600

Fax. (207) 853- 6039

Judy East
Executive Director
Washington County Council of Governments
PO Box 631
Calais, ME 04619

December 4, 2015

Subject: Washington County Brownfields Assessment Program

Dear Judy:

The Passamaquoddy Tribal Government at Pleasant Point would like to express our strong support for the 2016 application by the Washington County Council of Governments for Assessment funding under the USEPA Brownfields Program.

There is an inventory of 22 Brownfields sites on tribal land in and around Washington County. As you know the Brownfields Assessment program at Pleasant Point is currently implementing a Brownfields Assessment program with Hazardous Materials funding. We understand that, if awarded, the WCCOG will dedicate a portion of your Petroleum site assessment funds toward the 2-acre Split Rock and Fish Plant site for investigation of petroleum-related contamination including heavy metals. This would be enormously helpful!

It has been my pleasure to serve on the Advisory Committee for the Washington County Brownfields Program and I am committed to continuing in that role. I can also provide background information on sites on and near tribal land; assist with site identification, ranking and selection; and provide a forum to educate tribal members and businesses about the opportunity provided by our joint Brownfields Assessment programs as well as our redevelopment successes.

Please do not hesitate to contact me if you wish to discuss my support and commitment at (207) 853-2600.

Sincerely,

Dale Mitchell
Brownfields Program Coordinator



Washington Hancock Community Agency
248 Bucksport Road, Ellsworth, Maine 04605
7 V.I.P. Drive, Machias, Maine 04654
TEL: 207 610-5904 FAX: 207 664-2430
Website: www.whcacap.org

November 30, 2015

Judy East, Executive Director
Washington County Council of Governments
PO Box 631
Calais, ME 04619

Dear Judy:

The Washington Hancock Community Agency (WHCA) fully supports the Washington County Council of Governments in their 2016 grant application to the EPA to continue the highly successful Regional Brownfields Assessment Program for Washington County. I have had the opportunity to serve on the Brownfields committee and have seen firsthand the difference this program is making. I am confident that as the direct result of the Brownfields program many of the properties we have evaluated will be back on the tax rolls creating employment for our citizens.

The Washington Hancock Community Agency is a non-profit, non-governmental, private corporation, and community action program, serving Washington and Hancock counties. WHCA was incorporated in 1966 as a 501(c)(3) organization. Our Board of Directors comprises one-third of its membership from the private sector; one third from the public sector; and one third from an elected sector representing people with low incomes. WHCA brings community resources together to help people in Washington and Hancock counties to achieve self-sufficiency and a better quality of life. Our primary mission is to assist low income families and individuals. We accomplish this through a variety of programs ranging from the Low Income Heating and Energy Assistance Program (LiHEAP) to programs such as At Home Downeast where we work with a dedicated group of volunteers to provide services that allow seniors to remain at home in their communities.

We are always looking for opportunities to offer new services to our communities. As part of our support to the brownfields program, we will continue to serve on the Brownfields Advisory Committee; provide input and suggestions on the Brownfields Inventory; talk to our members and businesses about specific sites and redevelopment potential; and, host public meetings. If you have any questions, please feel free to contact me.

Sincerely,

Mark Green
Executive Director

People helping people



Downeast Economic Development Corp.
Calais Downtown Revitalization Committee

Judy East, Executive Director
Washington County Council of Governments
PO Box 631 Calais, ME 04619

November 20, 2015

RE: Washington County Brownfields Assessment Program

Dear Judy:

Please accept this letter with resounding support from the Downeast Economic Development Corp. and the Calais Downtown Revitalization Coalition (CDRC) for the application by the Washington County Council of Governments for funds to continue their highly successful Brownfields Assessment Program in Washington County.

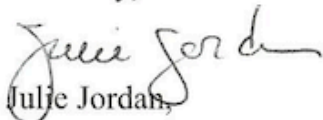
Downeast Economic Development was formally organized as a not-for-profit corporation in May of 2015 and is managed by a group of dedicated individuals that represent the private and public sectors, as well as representatives from state and local governments. The goals of the organization are to successfully recruit new businesses to the St. Croix Valley and to support the economic growth of the region's existing businesses.

The Calais Downtown Revitalization Coalition is a partnership of business, cultural and civic people committed to the creation and maintenance of a downtown that recognizes its historic character, provides an exceptional shopping experience, stands as an important source of community pride, is a gathering place for celebrations, and is an excellent place to do business. Their aim is to support preservation of historic and culturally iconic structures and other landmarks, to encourage business and facility improvement, to aid in development of new business and downtown promotion.

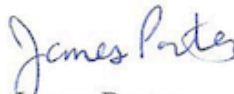
We are delighted by the revitalization impact of the Brownfields Assessment Program in Calais and Baileyville. These projects represent hopeful signs of renewal made possible by the collective efforts of businesses, municipalities, and agencies such as WCCOG. As you know a Downtown Tax Increment Financing (TIF) District is under development in Calais and should be ready in several months to provide financial support to redevelopment efforts for at least two Brownfields sites in Calais – the Bridges former garage and the former Calais Middle School.

Best of luck with the application and continued success with the Brownfields program.

Sincerely,



Julie Jordan,
Director, Downeast Economic
Development Corporation



James Porter
City Manager, Chair CDRC,
Calais Downtown TIF Administrator

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/15/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

BF

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Washington County Council of Governments

* b. Employer/Taxpayer Identification Number (EIN/TIN):

010321367

* c. Organizational DUNS:

7811322040000

d. Address:

* Street1:

PO Box 631

Street2:

* City:

Calais

County/Parish:

* State:

ME: Maine

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

04619-0631

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Judy

Middle Name:

* Last Name:

East

Suffix:

Title: Executive Director

Organizational Affiliation:

Washington County Council of Governments

* Telephone Number: 207-454-0465

Fax Number:

* Email: jceast@wccog.net

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

E: Regional Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-04

* Title:

FY16 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Washington County Brownfields Assessment Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

2

* b. Program/Project

2

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2016

* b. End Date:

12/14/2019

18. Estimated Funding (\$):

* a. Federal	400,000.00
* b. Applicant	0.00
* c. State	52,000.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	452,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Ms.

* First Name:

Judy

Middle Name:

C

* Last Name:

East

Suffix:

* Title:

Executive Director

* Telephone Number:

207-454-0465

Fax Number:

* Email:

jceast@wccog.net

* Signature of Authorized Representative:

Judy East

* Date Signed:

12/15/2015